

June  
2018



# Pinewood Village Newsletter



A newsletter for our owners and residents both here and away to let you know what is happening in your community here at **Pinewood Village**.

## Pinewood Village

### Board of Directors

**Jim Knapp**, President  
jknapp.pvi@gmail.com

**Tony LaCorte**, Vice President  
tlacorte.pvi@gmail.com

**Hanny Barram**, Secretary  
hbarram.pvi@gmail.com

**Jim Knapp**, Treasurer

**Dick Mall**, Director  
dmall.pvi@gmail.com

Jim Knapp, Editor of the  
**Pinewood Village Newsletter**

### Inside this issue:

- Safety at Pinewood 2
- Social Activities
- Buildings and Grounds
- Roof Plan—Personal 3
- Buildings and Grounds

### Upcoming Events

- 9:30 AM Coffee 9
- 7:00 PM Board Mtg 20
- 12:30 PM Lunch 21
- 5:30 Pot Luck 29

## The President's Corner

Even with all of the rain we had in May, we managed to get quite a bit done. We had just 3 roof leaks with all of the rain, and McMullen Roofing came over and made repairs in a very timely manner. Thank you McMullen staff.

### Roof Plan—Board story

We are making progress on our 'Roof Plan' and will have details at the June 20 Board Meeting. In Summary, we have hired McMullen Roofing to 'patch' any roof leaks we get until a new roof design is created and approved.

As a result of our independent roof assessment project, we have our **16** Roofs in the following condition(s):

**Poor 3 (Blds 1, 3, 11)**

**Less than Stable 4 (Blds 4, 5, 7, 9)**

**Stable 4 (Blds 6, 10, 12, 16)**

**Fair 5 (Blds 2, 8, 13, 14, 15)**

As you can see, we do not have one (1) **Good** or **Excellent** roof.

The life span of the roofs are:

**Poor 3 (1 year)**

**Less than stable 4 (2—3 years)**

**Stable 4 (3—4 years)**

**Fair 5 (4-5 years)**

**All roofs are 40 years old.**

Urethane Systems gave us a Quote to 'patch' ten roofs for **\$665,000**. They could not tell us the condition of the roofs 'after' the patching. We declined their quote, and have terminated our relationship with Urethane Roofing Systems.

We have contracted with ONTOP (a professional independent roofing consulting company) to create a 'new' roof specification exclusively for Pinewood Village. ONTOP will create a specification, contact professional roofing companies, invite sealed bids, and assist the Board with selecting a roofing company to 're-roof' our first building. We anticipate our new roof construction project sometime after the rainy season. We will provide monthly updates.

Trapper John (actually Dave) is trapping and removing squirrels safely from Buildings 9, 14 & 16. They are being relocated to more rural areas.

What we thought might be termites recently at Building 11, turned out to be 'carpenter ants'. Whew! From the nearby trees.

We have cleaned out both the **Tool Room** and the outside **storage shed** in preparation for a used golf cart.

Blessed are those who give without remembering and take without forgetting.

Elizabeth Bibesco

## Safety at Pinewood Village

### Health & Safety

Please observe the Speed Limit—**10 MPH**, when driving in our community.

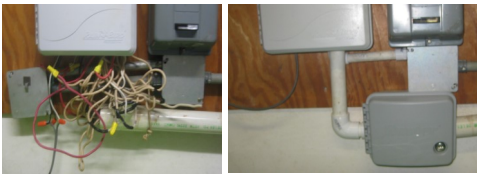
As a result of last month's 'lint pictures', several of you have requested information on cleaning out lint traps. Here is a contact phone number — 727 326-2075.

A little about Pinewood Village-  
111 Residential Units, 16 Buildings

Full-time Residents — 70%  
Snow-Birds — 24%  
Vacant — 6%  
Total— 100%  
Renters— 9%

Fire Extinguishers—29  
Carports—32  
Fire Hydrants-3

As a safety issue, we recently had our irrigation system wiring fixed.



Before

After

Thank you to each of you who pay your monthly dues on time. We appreciate it very much. To those *very* few of you who are late paying your monthly fees, and to you who are consistently late—you will be hearing from us shortly. Sound financial management is a strength of a strong Board.

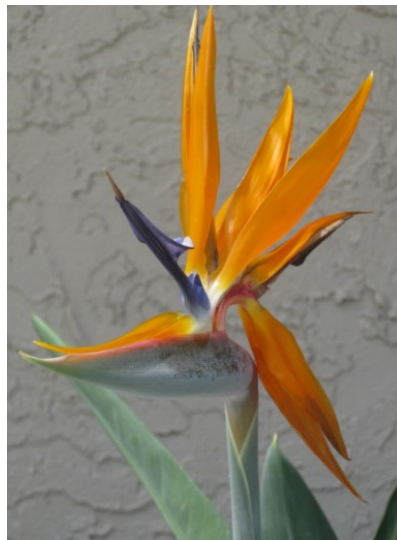
## Social Activities

The May Pinewood Luncheon was held at the **Ozona Blue** restaurant in Palm Harbor. Jean Mall(205) led **19** Pinewood Residents to a beautiful location and a superb meal.

The June luncheon will be held at **The Living Room** restaurant in Dunedin on **June 21** Please be sure to sign up at the Clubhouse by **June 20**. A **MENU** is posted at the Clubhouse for your review.



**Mah-jongg** (noun) a game of Chinese origin, usually played by four people, in which tiles bearing various designs are drawn and discarded until one player has an entire hand of winning combinations. To play, or learn how to play, contact **Elaine** (1602) at (727) 455-7400.



## Buildings and Grounds

Baycut is continuing to restore our grounds. The sod planted at 701 and 406 is doing very well. The two new palms planted in the courtyard at 1-2-15 have also done well as a result of all of the recent rain.

### Roof Tile Cleaning Update



We will have our roof tiles cleaned soon. The delay has not only been because of the constant rain, but the vendor had to have a special 'chemical mix' made for us because of the long-term build-up on the tiles.

### Green Thumbs Update



**Hanny Barram** (Secretary) continues work with the **Green Thumbs** group, as well as coordinating changes with our landscape company **Baycut**.

What we've done:

- 903—bush replaced
- 13 rear —dead tree & birdbath removed
- Courtyard at 12-13-14 cleared
- Building 16—bushes trimmed, water drain installed (after only ten years!)
- 1106—dead bush removed
- Courtyard at 3-4-5 added ginger plants
- Courtyard 1-2-15 two new palms planted
- Clubhouse—Electrical wires 'fixed'
- Hanny thanks each and every one of you who have contributed to our beautiful new **Pinewood Village** landscape.
- Keep Blooming. . .

## Roof Plan— A Personal Story



(by Jim Knapp)

I would like to tell you, and show you (per the picture above) why the 'Roof Project' is so important to me — and personal. The roof above is a picture of the roof of an apartment I was renting in Hampton Virginia in 1999, when I was an independent consultant working for myself.

At the time of the tornado, I was on assignment in Colorado, and spared the trauma of the storm. But not spared the result. I did not lose everything. Just clothes, family pictures, furniture I had made with my dad, afghan blankets my mother handmade for me, letters my sister had written to me when I was stationed overseas in the Army. My bed, my linens, my dishes that were made for me by a potter.

My marathon t-shirts, my books, the many gifts from generous friends and colleagues, photo albums and my collection of artwork that I proudly displayed on my walls. Gone. All gone. Forever. But just stuff. But saved were 3 pieces of old junky silverware.

As a result, and thanks to FEMA, I got some relief. For 3 weeks (until the roof was replaced, the walls rebuilt, the carpet replaced with 'what they had at the time', I had the opportunity to stay in a hotel where the noise and dirt came into the room under the front door on the water from the storm sewer. And I was awarded vouchers to eat at Denny's for 3 meals a day up to \$15. To this day, I still get ill just thinking about a meal at Denny's. And I used to *like* Denny's. In last months Newsletter, I quoted a farmer who said "A building is only as good as its roof". And now I know. Through experience. Yes, I know a tornado is not a hurricane, nor a roof that has caved in due to years of neglect, but the outcome is still the same. So, this is why I take this project so seriously. I truly want to prevent any of you of having the similar experience I had 17 years ago. A roof is a very bad thing to lose. A missing roof takes away much more than just 'stuff'. For me, it was a very humbling experience. Not meant to be repeated. Ever. Under any circumstances. So if I seem a little zealous about our 'Roof Plan' at times, please excuse me. Now you know why.

## Buildings and Grounds (cont.)



Courtyard 1-2-15 palm #1



Courtyard 1-2-15 palm #2



Juan—digging Building 16 drainage